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HYDERABAD, MONDAY, MARCH 24, 2025.

NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT
DEPARTMENT**

(PLG.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR
CONSERVATION USE TO MANUFACTURING USE IN KESAVARAM (V), SHAMIRPET (M),
MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms. No.55, Municipal Administration & Urban Development (Plg.I(1)), 27th February, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Master Plan MDP-2031, for Hyderabad Metropolitan Region (HMR) approved vide G.O.Ms.No.33 MA, dt:24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.271/P, 272/P & 274/P of Kesavaram (V), Shamirpet (M), Medchal-Malkajgiri District to an extent of 19293.64 Sq.Mts. which is presently earmarked for Conservation use in the notified Master Plan MDP-2031, approved vide G.O.Ms.No.33 MA, dt:24-01-2013 is now designated as Manufacturing use zone for setting up of unit Mineral Water Plant, Carbonated Soft Drink & Club Soda received under "Orange" category subject to the following conditions:

- a) The applicant shall comply with the conditions laid down in the G.O.Ms.No.33 MA & UD 24.01.2013.

- b) The lesser shall be responsible to handover the proposed 12mts wide road affected area to a total length of 300mts which is calculated for an extent of 3605.37 Sq.Mts as agreed in the undertaking by respective owners to the local body through registered gift deed at free of cost as per G.O.Ms.No.168 Dt. 07.04.2012 before issue of CLU.
- c) The applicant has to leave 3.00 Mtrs Green Buffer strip all along the site in order to segregate industrial activity from the conservation use zone activity.
- d) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- e) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not followed by the applicant.
- f) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- g) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of land use orders will be withdrawn without any notice.
- h) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area covered within the applicant site.
- i) CLU shall not be used as proof of any title of the land.
- j) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- k) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North	: Sy.No.274/P of Kesavaram(V), Conservation use
South	: Sy.No.271/P of Kesavaram (V), Conservation us and proposed 12mts wide road.
East	: Sy.Nos.271/P,272/P,272/P & 274/P of Kesavaram(V) Conservation use.
West	: Sy.Nos.271/P 272/P, 272/P & 274/P of Kesavaram(V) Conservation use.

VARIATION TO THE REALIGNMENT OF 100 FEET WIDE PROPOSED MASTER PLAN ROAD PASSING THROUGH GAJULARAMARAM, QUTUBULLAPUR, RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.62, Municipal Administration & Urban Development (Plg.I(1)), 10th March, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the road network envisaged in the notified HADA Master Plan approved by the Government vide G.O.Ms.No.288, dt.03.04.2008, as required by sub-section (1) of the said section.

VARIATION

Proposed 100feet Master Plan Road passing through Sy.Nos.154/P, 167, 164 & 155/P of Gajularamaram (V), Qutubullapur(M), Ranga Reddy(D) approved vide G.O.Ms.No.288 MA&UD Dt. 03.04.2008 is now realigned along with existing roads i.e., 50 feet & 60 feet passing through Sy. Nos. 153/P, 154/P, 167/P, 138/P, 166/P,

164/P & 155/P of Gajularamaram (V), Qutubullapur(M), Ranga Reddy District, subject to condition that “pro-rata collection of development charges / conversion charges from all the adjoining property owners of the said road as and when they come for development permission” is being imposed while issuing the orders.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM OPEN SPACE USE i.e., NATURAL CONSERVATION TO RESIDENTIAL USE SITUATED AT ROAD No.10, BANJARA HILLS, HYDERABAD - CONFIRMATION.

[G.O.Ms.No.67, Municipal Administration & Urban Development (Plg.I(1)), 12th March, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Development Plan (Master Plan) for GHMC circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) issued vide G.O.Ms.No.363, MA, dt:21.08.2010.

VARIATION

The site in TS No.1/1/2, Block-H, Ward-10, JHM Plot No. 19, in Sy.No.403 situated at Road No.10, Banjara Hills Hyderabad to an extent of 1897.33 Sq. Mts., which is presently earmarked for Open space use i.e., Natural Conservation in the notified Revised Development Plan (Master Plan) for GHMC circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) issued vide G.O.Ms.No.363, MA, dt:21.08.2010, is now designated as Residential use, **subject to the following conditions:**

1. The applicant shall hand over the land required for widening of existing 9mtrs road to 18 mts /60 feet wide (proposed as per Master plan) to the GHMC through registered gift deed at free of cost at the time of building permission.
2. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
3. The owner/applicant is the solely responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the CLU orders will be withdrawn without any notice.
4. The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation of facts.
5. The CLU orders shall not be used as proof of the title of the Land.
6. The Change of land Use does not bar any public agency including HMDA/GHMC to acquire land for any public purpose as per law.
7. The above notification is issued subject to outcome of Writ Appeals filed by Government and others.

SCHEDULE OF BOUNDARIES

North : Road
South : Neighbors
East : Road
West : Neighbors

M. DANA KISHORE,
Principal Secretary to Government.